

IN RE: PETITION FOR SPECIAL EXCEPTION  
S/S Broening Road, 109' (+/-)  
E of c/l Dundalk Avenue  
6801 Broening Road  
12th Election District  
7th Councilmanic District  
Legal Owner: Logan Village Center  
Lessee: Becky's Auto Repair  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-64-X

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 6801 Broening Road in Dundalk. The Petition is filed by the legal owner of the subject property, Logan Village Center and its Lessee, Becky's Auto Repair. The Petitioners seek relief pursuant to Section 230.13 of Baltimore County Zoning Regulations (B.C.Z.R.) for an automobile service garage at the subject site.

Appearing at the public hearing held for this case was Kenneth Miskimon, a principal of Becky's Auto Repair. Also appearing was Paul Lee, the Civil Engineer who prepared the site plan. An amended site plan, fully depicting the subject property and use was submitted as Petitioner's Exhibit No. 1. The Petitioner was represented by Francis X. Borgerding, Jr., Esquire. There were no Protestants present.

A review of the site plan shows that the subject site is 11.133 acres (+/-) in area and is zoned B.L.-C.N.S. The property is improved with an existing shopping center, related parking and the subject service garage. The shopping center is known as the Logan Village Shopping Center. The site is located on the southwest corner of the intersection of Dundalk Avenue and Broening Road. The site has been used as a shopping center for many years.

As is shown on the plat, the subject service garage occupies a corner of the property immediately abutting the intersection of Dundalk Avenue and

Broening Road. Mr. Miskimon testified that the garage building has been at this location for many years. Most recently, the building was used as an American Gas Station. However, that gas station closed in 1987 and the building has been vacant since Mr. Miskimon's occupancy. He indicated that he entered into a lease with the shopping center to operate a service garage business in 1992. His business began operations at the site in November of 1992. Mr. Miskimon also testified that he has made significant efforts and spent substantial sums to refurbish and clean up the property. The building has been renovated and the property cleaned up. The success of these efforts is attested to within the Zoning Plans Advisory Committee (ZAC) comment from the Office of Planning and Zoning. Therein, it is indicated that "The property is extremely well maintained, the building is very attractive, all trash and storage areas are screened and signage consists of a small attractive sign on the front of the building". Based on this note and the lack of Protestants appearing at the hearing, it is clear that Mr. Miskimon's efforts are to be applauded. He has taken a vacant and run down piece of property and converted same to a thriving small business which enhances the area.

As to the business, itself, the Petitioner indicated that the hours of operation are 8:00 A.M. to 5:00 P.M., Monday thru Friday, and 8:00 to 12:00 noon on Saturday. Most work is done by appointment only. There are only two employees, the Petitioner and his brother, both of whom are mechanics. They work on approximately 4 to 5 cars per day. Most of the work includes servicing and engine repair; there is no body or fender work on the site.

Testimony was also received from Paul Lee, the engineer. Mr. Lee described the property which was originally known as the Logan Village Shopping Center and is now known as the Dundalk Village Shopping Center. The site is zoned B.L.-C.N.S. and has been used as a shopping center for

- 2 -

many years. It is to be noted that the special exception is limited only to that portion of the property identified as Parcel "A", Housing and Service Garage and related improvements. The area of that parcel is .29 acres. Mr. Lee also described the parking requirements and the parking available at the site, which satisfies the regulations. He also noted that the original gasoline fuel tanks have been removed and described Mr. Miskimon's many efforts to renovate this property.

It is clear that the B.C.Z.R. permits the use proposed in a B.L.-C.N.S. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 291 Md. 1, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

- 3 -

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

ZAC comments were also offered from the Office of Planning and Zoning and the Department of Public Works. Those departments suggest additional landscaping, if possible. I reviewed the site plan and questioned both the Petitioner and engineer about landscaping. They indicated that the site is small and that there is no area available for additional landscaping. Moreover, it is clear that this Petitioner has markedly improved the property and will continue to keep same as attractive as possible. For these reasons, I am persuaded that additional landscaping is not warranted or appropriate at this location.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of September, 1993 that, pursuant to a petition for Special Exception, approval for an automobile service garage, in accordance with amended Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted herein.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

LES:mmn

- 4 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
409 Washington Avenue  
Towson, MD 21204

(410) 887-4386

September 30, 1993

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue  
Suite 600  
Towson, Maryland 21204

RE: Petition for Special Exception  
Case No. 94-64-X  
Property: 6801 Broening Road  
Legal Owner: Logan Village Center, Inc.  
Lessee: Becky's Auto Repair

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.  
cc: Mr. Kenneth Miskimon  
cc: Paul Lee Engineering, Inc.

## Petition for Special Exception 94-64-X to the Zoning Commissioner of Baltimore County

for the property located at 6801 Broening Road Dundalk, MD 21222  
which is presently zoned B.L.-C.N.S.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

an automobile service garage

GGG 1964  
NO TITLE FOR  
CONTRACT PURCH.

Property is to be posted and advertised as prescribed by Zoning Reg. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. (it is to be bound by the zoning regulations and restrictions of Baltimore County adopted)

Contract Purchaser/Lessee

Becky's Auto Repair

Typical Name

Kenneth Miskimon

6801 Broening Road

Baltimore MD 21222

City State Zip

Attorney for Petitioner

Francis X. Borgerding, Jr.

409 Washington Avenue

Suite 600

Towson, MD 21204

City State Zip

With us, attorney and legal owner(s) of the property

Legal Owner(s)

LOGAN VILLAGE CENTER, LLC

Typical Name

Lawrence E. Schmidt, Jr., Member

Signature

P.O. Box 4127 (410) 252-8876

City State Zip

Timonium MD 21094

City State Zip

Mary Ann Barbieri

P.O. Box 4127

Timonium, MD 21094 (410) 252-8876

City State Zip

OFFICE USE ONLY

RECEIVED

DATE

BY

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

Paul Lee P.E.

Paul Lee Engineering, Inc.  
301 W. Pennsylvania Ave.  
Towson, Maryland 21204  
410-251-5361

DESCRIPTION

94-64-X

6801 BROENING ROAD - PARCEL "A" - 12,772 S.F.±

12th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the south side of Broening Road, said point also being located N 86°28'18" E 109 feet ± from the center of Dundalk Avenue (146' R/W), thence binding on the south side of Broening Road (1) N 86°28'18" E - 82.86 feet; thence leaving said south side of Broening Road (2) S 20°19'20" E - 100.00 feet and (3) S 69°40'40" W - 111.54 feet to the future west side of Dundalk Avenue, thence binding on the future west side of Dundalk Avenue (4) N 20°19'20" W - 100.00 feet and by a curve to the right (S) R= 25.00 feet, L= 46.60 feet to the point of beginning. Containing 12,772 S.F. of land more or less.



ITEM # 64

8-3-93

J.G. 88-066

Engineer - Surveyor - No Protest

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 9/29/93  
Posted for: Special Exception  
Petitioner: Logan Village Center, Inc. d/b/a Becky's Auto Repair  
Location of property: 6801 Broening Rd., S/S of Dundalk Ave.  
Location of Sign: Along 12th Election District, on S. Property, between Dundalk Ave. and Broening Rd.  
Remarks:  
Posted by: [Signature] Date of return: 9/30/93  
Number of Signs: 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD. Aug 27, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug 26, 1993.

THE JEFFERSONIAN  
A. HANCOCK  
LEGAL AD. - TOWSON  
MD.

**receipt**

**Zoning Administration & Development Management**  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Date: 8-10-93  
LOGAN VILLAGE CENTER, LLC  
# 6801 BROWNING RD  
DUNDALK, MD, 21222

060 - SPECIAL EXCEPTION - \$300.00  
080 - FILING - \$35.00  
335.00

01A01M01021CHRC  
B8 C009130A008-10-93 \$335.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

**Baltimore County Government**  
**Office of Zoning Administration and Development Management**

111 West Chesapeake Avenue  
Towson, MD 21204

August 19, 1993

**COPY**

(410) 887-3353

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-64-1 (Item 64)  
6801 Browning Road  
S/S Browning Road, 109° +/- E of c/l Dundalk Avenue  
12th Election District - 7th Councilmanic  
Legal Owner(s): Logan Village Center, LLC  
Contract Purchaser(s): Becky's Auto Repair  
HEARING: MONDAY, SEPTEMBER 20, 1993 at 2:00 p.m. Rm. 118, Courthouse.

Special Exception for an automobile service garage.

*Carl Jablon*  
Arnold Jablon  
Director

cc: Mary Ann Barbieri/Logan Village Center, LLC  
Kenneth Kleiman/Becky's Auto Repair  
Francis X. Borgerding, Jr., Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 887-3391.

Printed with Soybean Ink on Recycled Paper

**Baltimore County Government**  
**Office of Zoning Administration and Development Management**

111 West Chesapeake Avenue  
Towson, MD 21204

September 9, 1993

**COPY**

(410) 887-3353

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-64-1 (Item 64)  
6801 Browning Road  
S/S Browning Road, 109° +/- E of c/l Dundalk Avenue  
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HEARING: MONDAY, SEPTEMBER 20, 1993 at 2:00 p.m. Rm. 118, Courthouse.

Special Exception for an automobile service garage.

LAWRENCE E. SCHWIDY  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

**Baltimore County Government**  
**Office of Zoning Administration and Development Management**

111 West Chesapeake Avenue  
Towson, MD 21204

September 9, 1993

Francis X. Borgerding, Jr.  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

RE: Case No. 94-64-1, Item No. 64  
Petitioner: Logan Village Center, LLC  
Petition for Special Exception

Dear Mr. Borgerding:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, including the Zoning Commission, attorney and/or the petitioner, are made aware of all problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. In addition, comments are received from other members of ZAC. I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 10, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

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**Zoning Plans Advisory Committee Comments**  
Date: September 9, 1993  
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.

3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Very truly yours,  
*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:cm  
Enclosures

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: August 27, 1993  
Zoning Administration and Development Management

FROM: Robert W. Bowling, Senior Engineer  
Development Plan Review Section

RE: Zoning Advisory Committee Meeting  
for August 30, 1993  
Item No. 64

The Development Plan Review Section has reviewed the subject zoning item. We recommend compliance with the Landscape Manual to the extent possible.

RWB:s

**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Helene Kehring  
Zoning Administration and Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 94-64 (K)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
for John Contestabile, Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_  
Teletypewriter for Impaired Hearing or Speech  
303-7688 Baltimore Metro - 345-5451 D.C. Metro - 1-800-435-3993 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21205-0717

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: August 30, 1993

SUBJECT: 6801 Browning Road

INFORMATION:

Item Number: 64

Petitioner: Logan Village Center, LLC

Property Size: \_\_\_\_\_

Zoning: BL-CNS

Requested Action: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**SUMMARY OF RECOMMENDATIONS:**

The site is currently improved with a service garage. The property is extremely well-maintained, the building is very attractive, all trash and storage areas are screened, and signage consists of a small attractive sign on the front (Dundalk Ave.) of the building.

Should the applicant's request be granted, staff recommends that additional screening on the grassy areas on Browning Road be provided to soften the site's view from the adjacent residential community.

If signage of any kind is being considered, the owner should submit plans to this office for review.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kerns*

PK/JL:lw



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

September 9, 1993

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #64, Logan Village Center  
6801 Broening Road  
Zoning Advisory Committee Meeting of August 23, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

This site has previously functioned as a gasoline fueling station in which leaking underground storage tanks were removed and site monitoring was ordered. The applicant should contact the Maryland Department of the Environment at 631-3442 to determine whether the monitoring wells should be retained on this property.

JLP:sp  
LOGAN/DEPRM/TXTSBP

7-9-93

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
S/S Broening Rd., 109<sup>th</sup> E of C/L  
Dundalk Ave., 12th Election Dist. : OF BALTIMORE COUNTY  
7th Councilmanic Dist. : Case No. 94-64-X

LOGAN VILLAGE CENTER, INC.,  
Legal Owner  
BECKY'S AUTO REPAIR, Contract  
Purchaser

ENTRY OF APPEARANCE

Please enter the appearance of the People's Council in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
People's Council for Baltimore County

*Carole S. DeWitt*  
Carole S. DeWitt  
Deputy People's Council  
Room 47, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-2188

I HEREBY CERTIFY that on this 2nd day of September, 1993, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr., Esquire, 409 Washington Ave., Suite 600, Towson, MD 21204, Attorney for Petitioner; and Kenneth Minkton, Becky's Auto Repair, 6801 Broening Rd., Baltimore, MD 21222, Contract Purchaser.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RECEIVED  
SEP 8 1993  
ZADM

BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: Zoning Advisory Committee  
FROM: Captain Jerry Pfalfer  
SUBJECT: August 30, 1993 Meeting

DWTS: August 19, 1993

#417 Building shall comply with the 1991 Life Safety Code.  
#417-39 Buildings shall comply with the 1991 Life Safety Code.  
#58 Townhouses, for which the initial building permits are applied for after 07/01/92, are required by State law to be sprinklered.  
A standard cul-de-sac shall be provided at the end of the road. A 35' inside turning radius shall be maintained.  
#62 No Comments  
#64 Building shall comply with the 1991 Life Safety Code.  
#65 No Comments  
#66 No Comments  
#67 No Comments  
#68 No Comments  
#69 No Comments  
#70 No Comments  
#71 Building shall comply with the 1991 Life Safety Code.

RECEIVED  
AUG 10 1993  
ZADM

Baltimore County  
Zoning Enforcement  
Zoning Administration & Enforcement Manager  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3353

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards  
Zoning Coordinator

FROM: James H. Thompson -LJM  
Zoning Enforcement Coordinator

RE: Item No. 64  
Petitioner: FAIRMOUNT-LOGAN LIMITED PARTNERSHIP

VIOLATION CASE # C-93-2168  
LOCATION OF VIOLATION 3401 DUNDALK AVENUE AKA  
6801 BROENING ROAD

DEFENDANT FAIRMOUNT-LOGAN  
ADDRESS PO. BOX 4127  
TIMONIUH, MD. 21094

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS  
COUNCILMAN DON MASON  
M/S 2201

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

94-64-X

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

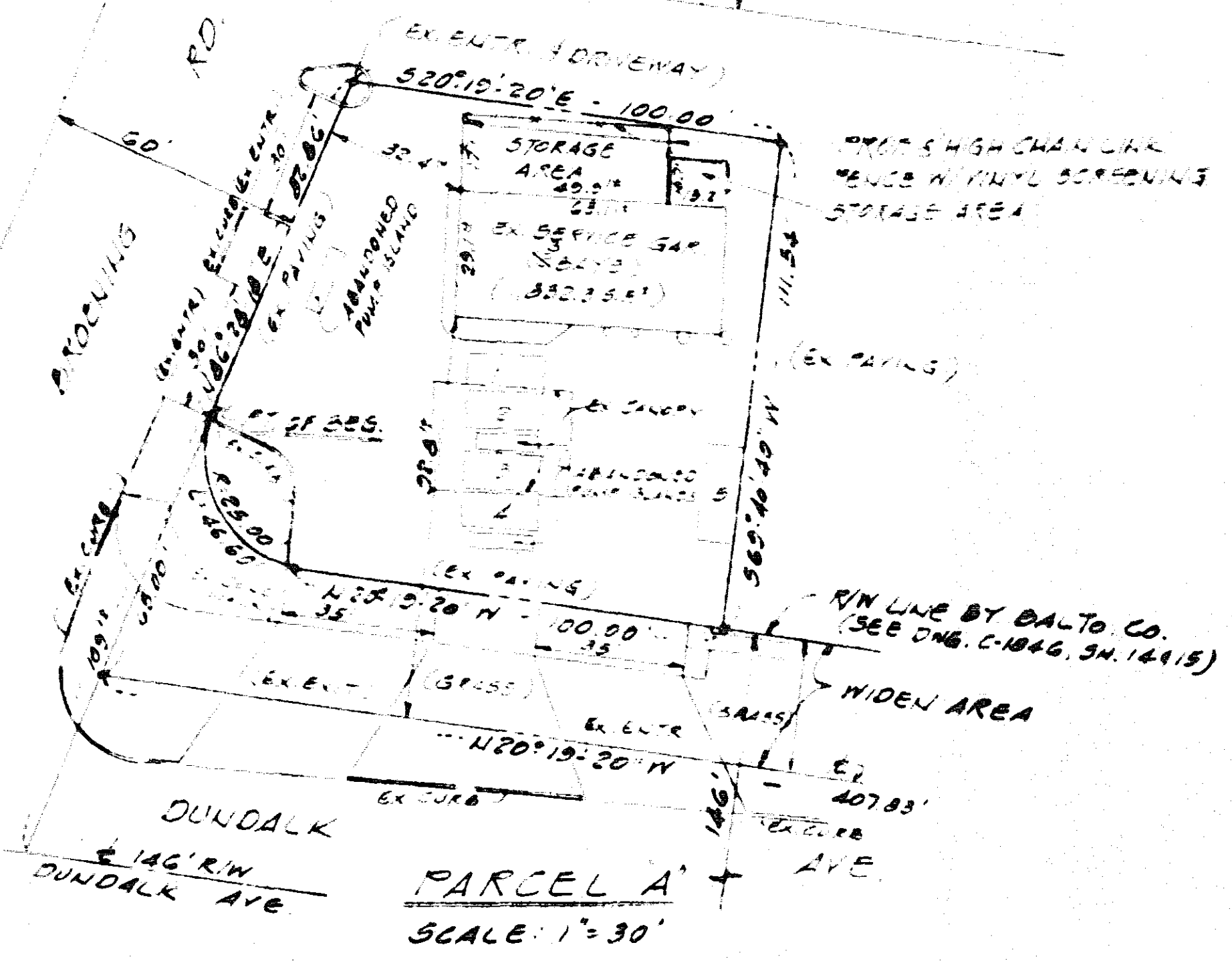
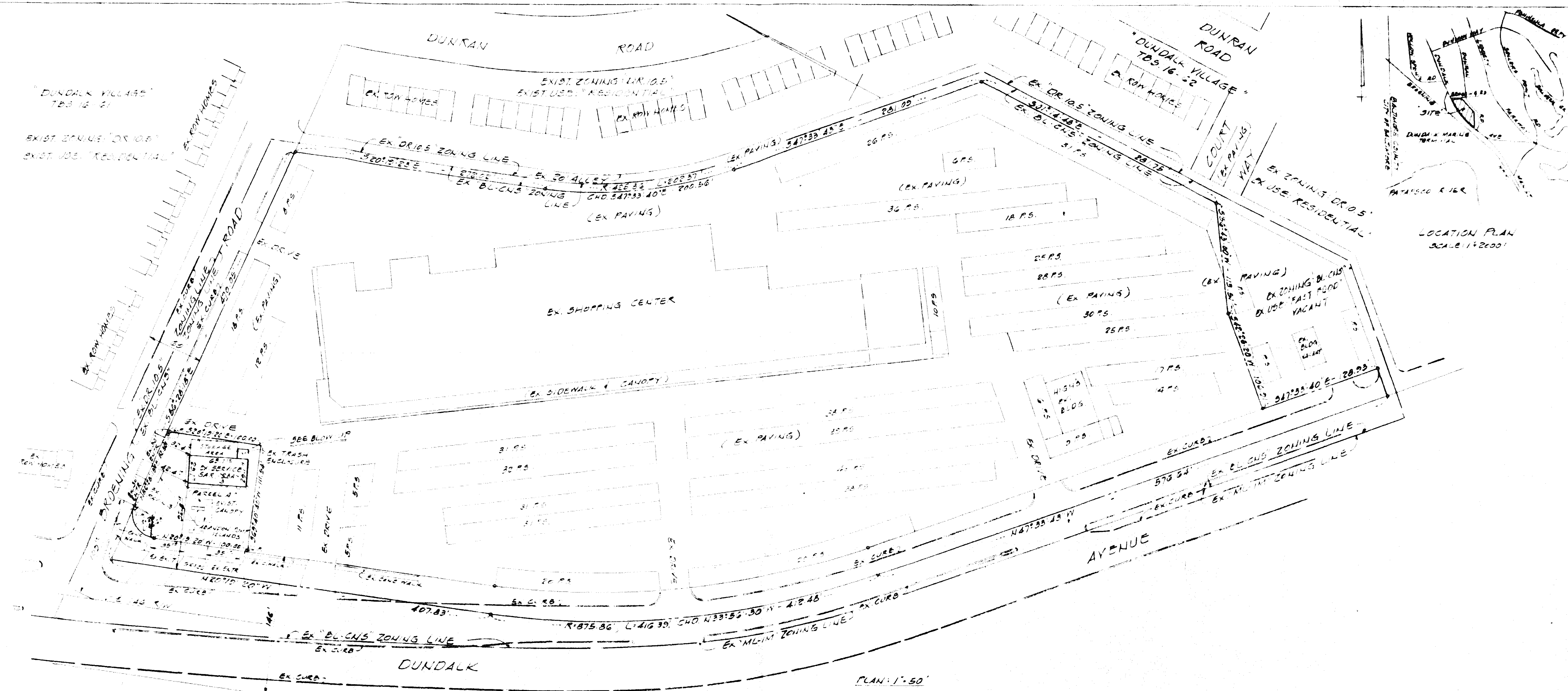
For newspaper advertising:  
Item No.: 64  
Petitioner: LOGAN VILLAGE CENTER, LLC  
Location: SE COR. DUNDALK AVE & BROENING RD

PLEASE FORWARD ADVERTISING BILL TO:  
NAME: BECKY'S AUTO REPAIR  
ADDRESS: 6801 BROENING RD  
BALTIMORE, MD, 21222  
PHONE NUMBER: 485-5034

AJ:qgs (Revised 04/09/93)







**GENERAL NOTES**

1. AREA OF PROPERTY = 11,133 AC. (GROSS AREA = 12,367 AC.)
2. AREA OF PARCEL A = 12,772 SF (0.292 AC.) GROSS AREA = 0,372 AC.
3. EXIST. USE OF PROPERTY = "SHOPPING CENTER & SERVICE GARAGE"
4. EXIST. ZONING OF PROPERTY = "BL-CNS"
5. PROP. USE OF PROPERTY = "SHOPPING CENTER & SERVICE GARAGE"
6. PROP. ZONING OF PROPERTY = "BL-CNS N. SPECIAL EXCEPTION PARCEL A"
7. REQUIRED OFF-STREET PARKING:
  - A. RETAIL STORES = 17,688 SF @ 5 PS / 1,000 SF = 388.4
  - B. FOOD CARRY OUT = 4,070 SF @ 5 PS / 1,000 SF = 80.0
  - C. SERVICE GARAGE = 1,332 SF @ 3 PS / 1,000 SF = 6.05 PS
  - D. TOTAL NUMBER OF PARKING SPACES REQ'D = 414.45 = 415 PS.
8. NUMBER OF PARKING SPACES SHOWN:
  - A. RETAIL STORES = 220 PS (NOT PAINTED)
  - B. SERVICE GARAGE = 5 PS + 2 BAYS = 7 PS. BPS
9. PETITIONER REQUESTING A SPECIAL EXCEPTION FOR PARCEL A TO PERMIT A SERVICE GARAGE IN A "BL-CNS" ZONE.
10. PUBLIC UTILITIES EXISTING TO SITE.
11. ALL SIGNS TO COMPLY WITH SECTION 413 OF THE BCZ AND ALL ZONING POLICIES.

**PETITIONER'S  
EXHIBIT 1**

REASON FOR AMENDMENT  
CORRECTED EXISTING SERVICE BAY  
FROM 2 TO 3 & PARKING SPACES TO 8

AMENDED PLAT  
PLAT TO ACCOMPANY PETITION  
FOR  
**SPECIAL EXCEPTION**  
**PARCEL A**  
(PART OF LOGAN VILLAGE SHOPPING CENTER)  
**6801 BROENING RD.**  
(N.E. COR. DUNDALK AVE. & BROENING RD.)  
ELECT. DIST 12      BALTIMORE COUNTY, MD  
SCALE: AS SHOWN      AUG. 5, 1993

PAUL LEE ENGINEERING, INC.  
304 W. PENNSYLVANIA AVE.  
TOWSON, MARYLAND 21204

